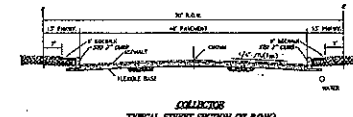
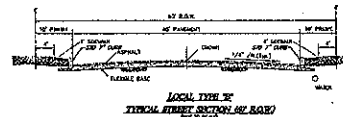
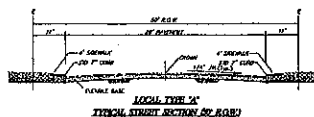




- NOTE: 1. THE COLLECTION ROAD IS PROPOSED TO CONSIST OF A 70' R.O.W., 44' PAVEMENT, AND 2-13' PARKWAYS.
2. THE 44' PARKWAY TO THE EAST OF "STREETS CONSIST OF A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS. LOCAL TYPE "B" STREETS CONSIST OF A 60' R.O.W., 40' PAVEMENT, AND 2-10' PARKWAYS.
3. THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
5. THE PROPERTY WILL BE MAINTAINED BY THE CITY OF SAN ANTONIO AND SEWER SERVICES WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE CITY OF SAN ANTONIO.
7. THE READINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
8. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN THE CITY OF SAN ANTONIO.
9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDAP ARTICLE 5, DIVISION 2, 35-506(c). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 40 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
10. ALL PAVED ROAD NEW LINES 5.3 AND 1A.



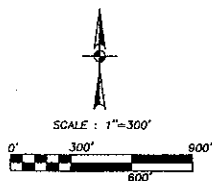
LEGEND:

UTILITY PURVEYORS

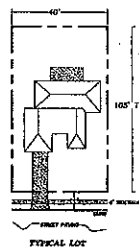
SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	BEKAR MET
GAS AND ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	SOUTHWESTERN BELL

----- FLOOD PLAIN
 - - - - - 5' CONTOUR
 ===== MDP LIMITS
 ===== PHASE LINE

OPEN SPACE / LANDSCAPE BUFFER



LINE TABLE		
LINE	HEIGHT	BEARING
1.26	51.24	N70°12'27"E
1.3	51.94	N70°12'27"E
1.5	559.29	S72°34'24"E
1.6	51.78	N72°00'58"E
1.8	184.61	S50°14'23"E
1.9	241.18	S50°14'23"E
2.7	498.61	S64°56'32"E
3.0	150.92	S51°11'33"E
3.8	159.35	N58°17'40"E
4.1	412.58	N74°30'48"E
4.2	412.58	N74°30'48"E
4.3	433.69	S74°30'48"E
4.7	438.50	N58°29'43"E
4.8	255.05	N62°55'13"E
5.0	74.43	S55°12'33"E
5.6	115.96	S55°12'33"E
5.7	219.03	N58°11'23"E
5.8	158.05	N58°05'03"E
5.9	115.36	N58°05'03"E
6.1	73.71	S58°17'03"E
6.2	81.61	S58°17'03"E
6.3	81.61	S58°17'03"E
6.4	81.61	S58°17'03"E
6.5	81.61	S58°17'03"E
6.6	81.61	S58°17'03"E
6.7	81.61	S58°17'03"E
6.8	81.61	S58°17'03"E
6.9	81.61	S58°17'03"E
7.0	81.61	S58°17'03"E
7.1	81.61	S58°17'03"E
7.2	81.61	S58°17'03"E
7.3	81.61	S58°17'03"E
7.4	81.61	S58°17'03"E
7.5	81.61	S58°17'03"E
7.6	81.61	S58°17'03"E
7.7	81.61	S58°17'03"E
7.8	81.61	S58°17'03"E
7.9	81.61	S58°17'03"E
8.0	81.61	S58°17'03"E
8.1	81.61	S58°17'03"E
8.2	81.61	S58°17'03"E
8.3	81.61	S58°17'03"E
8.4	81.61	S58°17'03"E
8.5	81.61	S58°17'03"E
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8.7	81.61	S58°17'03"E
8.8	81.61	S58°17'03"E
8.9	81.61	S58°17'03"E
9.0	81.61	S58°17'03"E
9.1	81.61	S58°17'03"E
9.2	81.61	S58°17'03"E
9.3	81.61	S58°17'03"E
9.4	81.61	S58°17'03"E
9.5	81.61	S58°17'03"E
9.6	81.61	S58°17'03"E
9.7	81.61	S58°17'03"E
9.8	81.61	S58°17'03"E
9.9	81.61	S58°17'03"E
10.0	81.61	S58°17'03"E



01-06-06P03:58 RCVD
01-06-06

OWNER: HARLACH FARMS
UNPLATTED
243.366 ACRES
(VOL. 104B4, PAGES 1100 D.P.R.)

OWNER: HARLACH FARMS
UNPLATTED
244.805 ACRES

APPROVED
MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

PARK SPACE SUMMARY

PAVED PARK SPACE	865 LOTS X 1 ACRES 70 LOTS	= 12.36 AC.
UNPAVED PARK SPACE		
RECREATION CENTER	= 9.00 ACRES	
COMMUNITY PARK	= 12.04 ACRES	
TOTAL	= 33.04 ACRES	

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL (NET)	107.55
COMMERCIAL	3.53
RECREATION CENTER/PARK SPACE	13.04
DRAINAGE ROW/NATURAL AREA/ FLOOD PLAIN	51.63
PUBLIC ROW (LOCAL TYPE "B" & COLLECTOR)	36.31
TOTALS	212.16

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
LGI HOMES
19221 145 SOUTH SUITE 230
CONROE, TEXAS 77385
PHONE: (281) 362-8998
FAX: (281) 210-2601

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE						
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	PARK SPACE/ REC CENTER (Ac.)	OPEN SPACE (Ac.)
1A	SINGLE FAMILY RESIDENTIAL	25.42	72	2.83	7.68	1.97
1B	SINGLE FAMILY RESIDENTIAL	25.92	173	5.67	-	0.88
1C	RIGHT OF WAY	0.46	-	-	-	-
2	SINGLE FAMILY RESIDENTIAL	28.18	148	5.25	-	1.46
3	SINGLE FAMILY RESIDENTIAL	22.62	95	4.33	-	0.27
4	SINGLE FAMILY RESIDENTIAL	14.00	95	5.78	-	0.30
5	SINGLE FAMILY RESIDENTIAL	19.12	125	6.54	-	0.52
6	SINGLE FAMILY RESIDENTIAL	26.69	102	3.82	5.36	0.93
7	SINGLE FAMILY RESIDENTIAL	9.94	32	5.23	-	1.36
7	COMMERCIAL	3.54	-	-	-	-
	FLOOD PLAIN	30.13	-	-	-	-
	ELECTRIC/SAWS EASEMENT	6.13	-	-	-	-
	TOTALS/AVERAGE	212.15	865	5.12	13.04	5.70

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX G, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

LA HOMER

CANYON CROSSING

MASTER DEVELOPMENT PLAN

PREPARATION DATE: MAY 6, 2005 PROJECT No. 6142-02

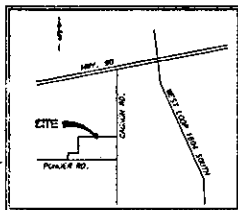


**PAPE-DAWSON
ENGINEERS**
1988-2005 • 10 YEARS OF EXCELLENCE

655 EAST RAMSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.9000
FAX: 210.375.8000

A 212.18 ACRES, OR 2,239,512 SQUARE FOOT, TRACT OUT OF AN 823.0457 ACRE TRACT BEING OUT OF A 1,482 ACRE TRACT AS
RECORDED IN VOLUME 6977, PAGE 683, DEED RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE M. L. NEIL SURVEY NO. 62,
COUNTY BLOCK 434, THE J. BARRIS TRACT, COUNTY BLOCK 435, THE S. F. GILBERT TRACT, COUNTY BLOCK 436, THE
SURVEY NO. 20, ABSTRACT NO. 897, COUNTY BLOCK 434A, THE A. C. COOK SURVEY NO. 65X, ABSTRACT NO. 1076, COUNTY BLOCK 432,
THE J. WICKSON SURVEY NO. 68, ABSTRACT NO. 793, COUNTY BLOCK 431B, THE J. RODRIGUEZ SURVEY NO. 11, ABSTRACT NO. 815,
COUNTY BLOCK 431B, AND THE R. ALDERFETE SURVEY NO. 12, ABSTRACT NO. 21, COUNTY BLOCK 432B, BEXAR COUNTY, TEXAS.





LOCATION MAP
NTS

71.72 ACRES
BEXAR COUNTY TO STATE OF TEXAS
VOL. 615, PG. 1925 R.P.R.
6/10/94

NOTE: SET 1/2" IRON PIN AT ALL CORNERS
UNLESS OTHERWISE NOTED.

400.00 ACRES
J.H. UPTMORE & ASSOCIATES, INC.
TO BEXAR COUNTY
VOL. 6053, PG. 898 R.P.R.
4/25/94

64.378 ACRES
(2,804,300 SQ. FT.)
LOT 1, BLOCK 1

189.01 ACRES
MEDINA INVESTMENTS, LTD.
TO BEXAR COUNTY
VOL. 6326, PG. 1093 R.P.R.
1/26/95

CANYON ROAD DETENTION FACILITY UNIT-1
A 64.378 ACRE TRACT OF LAND, BEING OUT OF A 400 ACRE TRACT AS CONVEYED
TO BEXAR COUNTY AND RECORDED IN VOLUME 6053, PAGE 898, REAL PROPERTY
RECORDS, BEXAR COUNTY, TEXAS.

CERTIFICATE OF APPROVAL

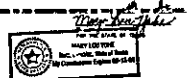
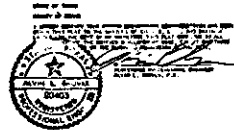
The undersigned, County Judge of Bexar County, Texas and Presiding Officer
of the Commissioners Court of Bexar County, does hereby certify that the
attached plat was duly filed with the Commissioners Court of Bexar County,
Texas, and that after examination it appears that said plat is in conformity
with the statutes, rules and regulations governing same, and that this plat
has been approved by the said Commissioners Court.

On this date the 1993 day of Dec 1998.

ATTEST:
[Signature]
County Judge, Bexar County, Texas

9542-16

PLAT NO.



STATE OF TEXAS
COUNTY OF BEXAR

THE STATE OF TEXAS, COUNTY OF BEXAR, BEING THE PLACE OF THE PLAT, AND THE PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

[Signature]
County Judge

ATTEST:
[Signature]
County Clerk

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County Clerk

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County Clerk



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: _____

Case Manager:

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,
please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)

☐ MDP/ P.U.D. Plan (combination)

☐ Master Plan Community District (MPCD)

☐ Traditional Neighborhood Development (TND)

☐ Flexible Development District

☐ Urban Development (UD)

☐ Rural Development (RD)

☐ Farm and Ranch (FR)

☐ Mix Light Industrial (MI-1)

☐ P.U.D. Plan

☐ Mixed Used District (MXD)

☐ Military Airport Overlay Zone (MAOZ)

☐ Manufactured Home Park Plan (MHPP)

☐ Pedestrian Plan (PP)

☐ Other: _____

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Canyon Crossing

Owner/Agent: LGI Homes Phone: (281)-362-8998 Fax: (281)-210-2601

Address: 19221 I45 South Suite 230, Conroe, Texas Zip code: 77385

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Brice Moczygemba, P.E. E-mail: bmoczygemba@pape-dawson.com

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- n/a ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- n/a ☐ (PUD Only) Lots numbered as approved by the City.
- n/a ☐ (PUD Only) Layout shall show where lot setbacks as required.
- n/a ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (Section 35-B119)

Owner or Authorized Representative:

I certify that the CANYON CROSSING MDP Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: F.M. "Butch" ALANIS Signature: [Signature]

Date: 12-14-05 Phone: (281) 362-8998 Fax: (281) 210-2601

E-mail: BALANIS@LGT Homes.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

12-19-05 P02:52 RCVD

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

n/a ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

n/a ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

12-19-05 P02:52 RCVD



MDP. 10/25/05

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
☐ Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: _____

(Check One)

Project Name: Canyon Crossing File# 857

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Craig Fletcher E-mail: cfletcher@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

707581
4111003 **REQUEST FOR REVIEW**

(Cont.)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

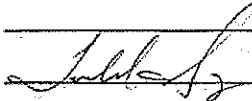
1) PLEASE SUBMIT TIA

2) COUNTY NO LONGER ALLOWS TWO FT PARKWAY
IN FRONT OF SIDEWALKS.

3) ACCESS TO US 90 SHOULD BE COLLECTOR

4) PLEASE CHANGE NOTE #8 TO STATE LATEST
VERSION OF AASHTO.

5) DO NOT STUB STREETS INTO FLOOD PLAIN



Signature

Civil Engineer Assistant

Title

7-5-05

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Bexar
County



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)
<input type="checkbox"/> Master Plan Community District (MPCD)
<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Flexible Development District
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Rural Development (RD)
Farm and Ranch (FR) <input type="checkbox"/> Mix Light Industrial (MI-1)
<input type="checkbox"/> Plat Certification Request
Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> P.U.D. Plan
<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Pedestrian Plan (PP)
<input type="checkbox"/> Other: _____

Date: _____ |
|--|---|

(Check One)

Project Name: Canyon Crossing **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX **Zip code:** 78216

Phone: (210) 375-9000 **Fax:** (210) 375-9010

Contact Person Name: Craig Fletcher **E-mail:** cfletcher@pape-dawson.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies



MTT

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
☐ Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

(Check One)

Project Name: Canyon Crossing **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX **Zip code:** 78216

Phone: (210) 375-9000 **Fax:** (210) 375-9010

Contact Person Name: Craig Fletcher **E-mail:** cfletcher@pape-dawson.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

700-81
4-0000 REQUEST FOR REVIEW

(Cont.)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

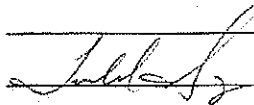
☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

- 1) PLEASE SUBMIT TIA
- 2) COUNTY NO LONGER ALLOWS TWO FT PARKWAY IN FRONT OF SIDEWALKS.
- 3) ACCESS TO US 90 SHOULD BE COLLECTOR
- 4) PLEASE CHANGE NOTE #8 TO STATE LATEST VERSION OF AASHTO.
- 5) DO NOT STUB STREETS INTO FLOOD PLAIN



Signature

Civil Engineer Assistant

Title

7-5-05

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

TTM



- 

City of San Antonio Development Services Department use

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I do not recommend approval**

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Date _____

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

MDP

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input checked="" type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed.

Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: PROVIDE TX DOT LETTER / PLACE TXDOT NOTE ON PLANS.

- 2) DO NOT DO 2. SHOWING PROJECTIONS OF STREET ONTO FLOOD PLAIN 35-506(e)(2)
- 3) COLLECTOR STREET SHOULD ^{HAVE} BE 70' OF R.O.W. THROUGH THE WHOLE ROW.
- 4) UNIT 1B IS REQUIRED TO HAVE SECONDARY ACCESS AS PER UDC 35-506(e)(7)
UNIT 5 REQUIRES SECONDARY ACCESS ^{HAS 181 UNIT} AS PER UDC 35-506(e)(7)
- 5) LOCAL "B" STREETS MAY BE REQUIRED AROUND ALL PARKS AND AMENITIES
AS REQUIRED BY TIA.
- 6) 35-BID(C)F(14) SHOW THE LOCATION OF ALL EXISTING AND / PROPOSED ADJACENT ROADWAYS

HAS
172
UNITS

CONVENTIONAL
CLASSIFICATION
System
35-506(e)(7)

MOH

Signature

Manan II

Title

6/17/05

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

THE NOTE: CANYON ROAD DETENSION FACILITY, SHOULD BE TAKEN ^{AT} AND BEXAR COUNTY SHOULD BE SHOWN.



MDP

City of San Antonio
Development Services Department
Master Development Plan

REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Flexible Development District ☐ Pedestrian Plan (PP)
- ☐ Urban Development (UD) ☐ Rural Development (RD)
- Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
- ☐ Plat Certification Request ☐ Other: _____
- Public Hearing ☐ Yes ☐ No
- ☐ Major ☐ Minor

Date: _____

(Check One)

Project Name: Canyon Crossing

File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Phone: (210) 375-9000

Fax: (210) 375-9010

Contact Person Name: Craig Fletcher

E-mail: cfletcher@pape-dawson.com

Reference Any **MDP's**, **POADP's**, and **PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
☐ Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: _____

(Check One)

Project Name: Canyon Crossing File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Craig Fletcher E-mail: cfletcher@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Disability

Approved
5.19.06

Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
 Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

DEV. SERVICES
2006 MAY -9 A 10:08

(Check One)

Project Name: Canyon Crossing **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX **Zip code:** 78216

Phone: (210) 375-9000 **Fax:** (210) 375-9010

Contact Person Name: Craig Fletcher **E-mail:** cfletcher@pape-dawson.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

H. MacDonald
Signature

Planner II

5.19.05
Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan



2005 MAY -9 A 10: 06

Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: _____

Plat Name: Canyon Crossing

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc., Attn: Brice Moczygemba, P.E.

Address: 555 E. Ramsey, San Antonio, TX 78216

Phone # (210)375-9000 **Fax #:** (210) 375-9010 **E-mail:** craigfletcher@pape-dawson.com

Development Services Department

MDP Division

Required Items for Completeness Review

- ☒ Completed and signed Application Form
- ☒ Appropriate MDP/PUD Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)
- ☒ Appropriate Parks Review Fee

- **(Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies**

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

☒ Accepted

☐ Rejected

Completeness Review By: Dustin Finley Date: _____

City of San Antonio
Development Services Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description: a 212.16 acre tract out of an 823.0457 acre tract being out of a 1,482 acre tract as recorded in volume 6977, page 883, Deed Records of Bexar County, Texas and being out of the Wm. T. Neil survey no. 62, abstract no. 544, county block 5197, the J. Barrit survey no.66 abstract no. 47, county block 4317, the I & G.N. N.R. survey no. 20, abstract no. 897, county block 4324, the T. A. Cook survey no. 65 1/4, abstract no. 1076, county block 4342, the A. Wickson survey no. 68, abstract no. 793, county block 4318, the G. Rodriguez survey no. 11, abstract no. 615, county block 4319, and the R. Alderete survey no.12, abstract no. 21, county block 4320, Bexar County, Texas.

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 9

Number of dwelling units (lots) by Phases: Single family residential lots: Phase 1A- 72 lots, Phase 1B- 173 lots, Phase 2 - 148 lots, Phase 3 - 98 lots, Phase 4 - 95 lots, Phase 5 - 125 lots, Phase 6 - 102 lots, Phase 7 - 52 lots. One commercial lot in Phase 7.

Total Number of lots: 865 divided by acreage: 212.16 = Density: 0.25

(PUD Only) Linear feet of street _____
☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

12-19-05P02:52 RCVD

Council District: N/A School District: Southwest Ferguson map grid: 646 A4, 646 B4

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? No
Name _____ No. _____

Is there a corresponding PUD for this site? No
Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site? No
Name _____ No. _____



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



12-19-05P02:52 RCVD

Date: _____

Case Manager:

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

12-19-05P02:52 RCVD

☐ Other: _____

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Canyon Crossing

Owner/Agent: LGI Homes Phone: (281)-362-8998 Fax: (281)-210-2601

Address: 19221 I45 South Suite 230, Conroe, Texas Zip code: 77385

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Brice Moczygemba, P.E. E-mail: bmoczygemba@pape-dawson.com

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- n/a ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- n/a ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- n/a ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- n/a ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

12-19-05 P02:52 RCVD

Robert Lombrano

MDP / MTP

To: clectcher@pape-dawson.com

Cc: Robert Lombrano

Subject: Canyon Crossing MDP

Mr. Fletcher

Major Thoroughfare Plan: Approved

Master Development Plan: Disapproved

- ✓ 1. Provide TxDot letter / Place TxDot Note on the Plans.
- ✓ 2. Collector street should be 70' all the way. ←
- ③ 3. As per the sequence of work, Unit 1B requires Secondary Access, as per UDC 35-506 (e)(7). The unit has 172 units.
- options → 4. As per the sequence of work, Unit 5 requires Secondary Access, as per UDC 35-506 (e)(7). The unit has 131 units.
- et ✓ 5. Local "B" streets may be required around all Parks and Amenities as required by TIA.
- ✓ 6. Show the location of all Entrances existing and proposed to adjacent Roadway. 35-506(c)(1)
- ✓ 7. The note: Cagnon Road Detention Facility, Should be Taken off and Bexar County be shown in its place. Please verify.
- ✓ 8. Place Note on plans: "Flood Plain shall be platted with Unit-1B, 3, 5."
- ✓ 9. Show the densities. 35-B101(c)F(11)

Redline will be in the engineers box.

Thank you

Robert L. Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

6/17/2005

proceed according to the plan. If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

Robert Lombrano

SAWS

From: Karen.Stahn@saws.org
Sent: Friday, June 17, 2005 10:35 AM
To: Robert Lombrano
Subject: FW: Canyon Crossing MDP

FYI

Saws does not need to review this project.

Thanks

Karen

From: Dustin Finley [mailto:DFinley@sanantonio.gov]
Sent: Friday, June 17, 2005 8:10 AM
To: Karen Stahn
Subject: RE: Canyon Crossing MDP

	ICL/ETJ	School Dist.	Ferg. Map Grid	Case Manager
Canyon Crossing MDP (Historic, SAWS, Streets, Zoning, Parks, Bexar County)	ETJ	South West	646 A4, B4	RLL

The initials are RLL, which is Robert Lombrano. The applicant marked the check box on the application that the project is over the aquifer, therefore the plan was distributed to you. If you do not need to review it, simply let the case manager know via e-mail.

Sincerely,

Dustin R. Finley
 Development Services Department
 Master Development Plan
dfinley@sanantonio.gov

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message. Any disclosure, copying, or distribution of this message, or the taking of any action based on it, is strictly prohibited.

-----Original Message-----

From: Karen.Stahn@saws.org [mailto:Karen.Stahn@saws.org]
Sent: Friday, June 17, 2005 8:03 AM
To: Dustin Finley
Subject: RE: Canyon Crossing MDP

Don't know, I was looking at the meeting list.

From: Dustin Finley [mailto:DFinley@sanantonio.gov]
Sent: Friday, June 17, 2005 8:01 AM
To: Karen Stahn
Subject: RE: Canyon Crossing MDP

Who is the case manager listed as?

6/17/2005

Dustin R. Finley
Development Services Department
Master Development Plan
dfinley@sanantonio.gov

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message. Any disclosure, copying, or distribution of this message, or the taking of any action based on it, is strictly prohibited.

-----Original Message-----

From: Karen.Stahn@saws.org [mailto:Karen.Stahn@saws.org]
Sent: Friday, June 17, 2005 7:59 AM
To: Dustin Finley
Subject: Canyon Crossing MDP

I noticed SAWS is listed as "comments needing to be returned". According to the Map page, this project is not located in our review area.
Thanks

Karen Stahn
Resource Data Coordinator
Aquifer Protection & Evaluation Section
San Antonio Water System
(210) 704-7306

Storm Water

Robert Lombrano

From: Lyndon Duano
Sent: Tuesday, January 03, 2006 11:34 AM
To: Robert Lombrano; Ismael Segovia
Cc: Robert Browning; Michael Herrera
Subject: Canyon Crossing MDP

Robert or Ismael,

I have no further comments for the above project and approve the submittal.

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553



Storm Water

Robert Lombrano

From: Lyndon Duano
Sent: Wednesday, September 14, 2005 11:26 AM
To: Ernest Brown; Robert Lombrano; 'cflecher@pape-dawson.com'
Cc: Robert Browning; Sam Dent; Michael Helle
Subject: Canyon Crossing, MDP

Robert or Ernest,

I have reviewed above project and sending comments. This submittal is not approve at this time.



CanyonCrossing2.P
DF

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Craig Fletcher, P.E. – Pape-Dawson

FROM: Lyndon Duano

COPIES TO: Michael Herrera, Samuel Dent, P.E.

SUBJECT: Canyon Crossing, MDP

Potranca Creek Watershed

September 14, 2005

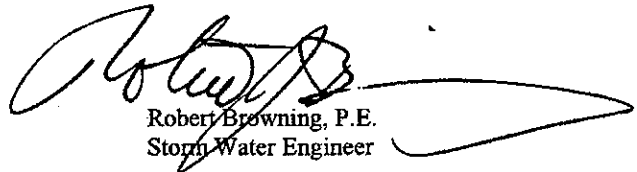
Storm Water Engineering has reviewed the Canyon Crossing MDP submittals received September 12, 2005 and have the following comments:

1. As per previous comment, you have provided hydrology for the existing and proposed 100-year condition for 2000' downstream from the proposed development. Need to also provide ultimate condition for the 5, 25 and 100-year condition.
2. You have provided detailed calculation for the existing and proposed condition (which is labeled ultimate condition) for the impervious cover. Provide also detailed calculation for the ultimate condition.
3. You have provided plan view showing the soil survey map within the drainage area. Need to provide detailed calculation showing type of soil in acre, classification of soil (A, B, C, or D) and the composite value calculation of each drainage area.
4. As per previous comment, provide digital copy of the hydrology.
5. As per previous comment, if no hydraulics study is being done within floodplain of the proposed development, need to provide note with the signature of the Owner and Engineer at the MDP Plan as per City of San Antonio UDC Appendix B.
6. Provide delineation of the existing FEMA FIRM 100-year floodplain on the Master Development Plan. The first submittal showed the delineation.

Should you have any question please call me at 207-8052.



Lyndon Duano
Engineering Associate



Robert Browning, P.E.
Storm Water Engineer

Storm Water

Robert Lombrano

From: Lyndon Duano
Sent: Wednesday, September 14, 2005 11:26 AM
To: Ernest Brown; Robert Lombrano; 'cflecher@pape-dawson.com'
Cc: Robert Browning; Sam Dent; Michael Helle
Subject: Canyon Crossing, MDP

Robert or Ernest,

I have reviewed above project and sending comments. This submittal is not approve at this time.



CanyonCrossing2.P
DF

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Craig Fletcher, P.E. – Pape-Dawson

FROM: Lyndon Duano

COPIES TO: Michael Herrera, Samuel Dent, P.E.

SUBJECT: Canyon Crossing, MDP

Potranca Creek Watershed

September 14, 2005

Storm Water Engineering has reviewed the Canyon Crossing MDP submittals received September 12, 2005 and have the following comments:

1. As per previous comment, you have provided hydrology for the existing and proposed 100-year condition for 2000' downstream from the proposed development. Need to also provide ultimate condition for the 5, 25 and 100-year condition.
2. You have provided detailed calculation for the existing and proposed condition (which is labeled ultimate condition) for the impervious cover. Provide also detailed calculation for the ultimate condition.
3. You have provided plan view showing the soil survey map within the drainage area. Need to provide detailed calculation showing type of soil in acre, classification of soil (A, B, C, or D) and the composite value calculation of each drainage area.
4. As per previous comment, provide digital copy of the hydrology.
5. As per previous comment, if no hydraulics study is being done within floodplain of the proposed development, need to provide note with the signature of the Owner and Engineer at the MDP Plan as per City of San Antonio UDC Appendix B.
6. Provide delineation of the existing FEMA FIRM 100-year floodplain on the Master Development Plan. The first submittal showed the delineation.

Should you have any question please call me at 207-8052.



Lyndon Duano
Engineering Associate



Robert Browning, P.E.
Storm Water Engineer

Robert Lombrano

Storm Water

From: Lyndon Duano
Sent: Friday, May 27, 2005 2:17 PM
To: 'bmoczygemba@pape-dawson.com'; Michael Herrera
Cc: Robert Lombrano; Ernest Brown; Sam Dent
Subject: Canyon Crossing, MDP

DISAPPROVED

I have attached comments for the above Master Development plan and this proposed MDP is not approved at this time.



CanyonCrossingMD
P.PDF

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Brice B. Moczygemba, P.E. – Pape-Dawson

FROM: Lyndon Duano

COPIES TO: Michael Herrera, Samuel Dent, P.E.

SUBJECT: Canyon Crossing, MDP

Potranca Creek Watershed

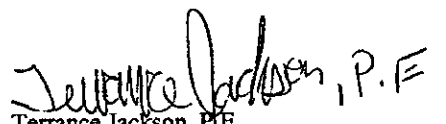
May 26, 2005

Storm Water Engineering has reviewed the Canyon Crossing MDP submittals received May 17, 2005 and have the following comments:

1. You have provided hydrology for the existing and proposed 100-year condition for 2000' downstream from the proposed development. Need to also provide existing, and ultimate condition for the 5, 25 and 100-year condition.
2. Provide detailed calculation for drainage area A to S for the time of concentration, CN-Value and impervious cover for the hydrologic calculation.
3. Provide drainage area map with USGS topography in true scale.
4. Provide digital copy of the hydrology and hydraulic run.
5. Provide onsite hydrology calculation for the existing and proposed 5, 25 and 100-year condition.
6. If there is no habitable structure within 2000' downstream of the proposed development, the minimum hydraulic calculation is one cross-section at 2000' downstream showing property line and the water surface elevation for the existing and ultimate 100-year and 25-year plus freeboard condition. Also provide areal topography.
7. If no hydraulics study is being done within the proposed development, need to provide note with the signature of the Owner and Engineer at the MDP Plan as per City of San Antonio UDC Appendix B.

Should you have any question please call me at 207-8052.


Lyndon Duano
Engineering Associate


Terrance Jackson, P.E.
Storm Water Engineer

Bicycle

Robert Lombrano

From: Abigail Kinnison
Sent: Thursday, May 26, 2005 4:31 PM
To: Michael Herrera; 'cfletcher@pape-dawson.com'
Cc: Robert Lombrano; Ernest Brown; William Thorpe
Subject: Canyon Crossing MDP

Canyon Crossing MDP
received DSD May 9, 2005



☐ I recommend approval.

Comments

- As required in the Bicycle Master Plan (approval by City Council April 21, 2005), all future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- Future plats that do not show additional roadway details including bicycle facilities will not be recommended for approval.

Abigail Kinnison, AICP
Special Projects Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

Street / Drainage

Robert Lombrano

From: Sam Dent
Sent: Saturday, July 23, 2005 2:15 PM
To: cfletcher@pape-dawson.com
Cc: Robert Lombrano
Subject: MDP Review Comments - Canyon Crossing

See attached.

Sam Dent, P.E.
Chief Engineer
DSD - Engineering

approved

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE

PLEASE SIGN
& DATE

TO: Craig Fletcher
Pape-Dawson Engineers, Inc.

FROM: Sam Dent, P.E.
Chief Engineer

DATE: July 23, 2005

SUBJECT: MDP Review Comments
Canyon Crossing

1. Based upon the information provided, the above referenced MDP is approved with the following conditions:
 - a. Provide resolution for cul-de-sac that is over 1,000 feet in length (Unit 6).
 - b. Modify note 8 to read that "all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
 - c. Clarify note 1 reference ~~Local Type B and 30-foot pavement.~~
 - d. It should be noted that horizontal curvature on Local A Streets shall have a minimum centerline radius of 100 feet.
 - e. Clarify purpose of stub-out to floodplain in Unit 5.
2. It should be understood that this is a general review of a conceptual plan and that **all** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Robert Lombrano

From: Richard Chamberlin
Sent: Tuesday, September 27, 2005 8:45 AM
To: Robert Lombrano
Subject: FW: Canyon Crossing MDP *****APPROVAL - TIA*****



Canyon Crossing
MDP TIA 2005TI...

-----Original Message-----

From: Richard Chamberlin
Sent: Tuesday, September 27, 2005 8:45 AM
To: 'cfletcher@pape-dawson.com'; Robert Lombrano
Cc: Michael Herrera; Richard Chamberlin; Marc Courchesne
Subject: Canyon Crossing MDP *****APPROVAL - TIA*****

Please find attached the TIA Division approval for the above referenced Project.



Canyon Crossing
MDP TIA 2005TI...

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

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<http://www.sanantonio.gov/dsd/survey.asp>

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

**PLEASE SIGN
& DATE**

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin - Development Services TIA Division
COPIES TO: File
SUBJECT: Canyon Crossing, MDP, Level 2 TIA, 2005TIA0946
DATE: September 27, 2005

The Development Services TIA Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Canyon Crossing (MDP). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located on the south side of U.S. Hwy 90, west of Cagnon Road in west Bexar County. Proposed to consist of 865 single-family residential, and 3.5 acres commercial uses, this development is estimated to generate 9,316 average daily trips, and 952 weekday PM peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Canyon Crossing, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the approved MDP and submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.

In addition, the TIA division has the following comment to be reviewed at platting:

- Cul-de-sacs greater than 500 feet in length require a 30-foot pavement width with a minimum 50-foot pavement radius with no island. (See the cul-de-sac in Unit-4 next to the park area).

It should be understood that the submitted TIA concurrent with the proposed Canyon Crossing is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:

A handwritten signature in black ink, appearing to read 'R. W. Chamberlin', with a long horizontal flourish extending to the right.

Richard W. Chamberlin, P.E.

Sr. Engineer

Traffic Impact Analysis & Streets

ID 2005TIA0946

Robert Lombrano

From: Richard Chamberlin
Sent: Tuesday, September 27, 2005 8:45 AM
To: 'cfletcher@pape-dawson.com'; Robert Lombrano
Cc: Michael Herrera; Richard Chamberlin; Marc Courchesne
Subject: Canyon Crossing MDP *****APPROVAL - TIA*****

Please find attached the TIA Division approval for the above referenced Project.



Canyon Crossing
MDP TIA 2005TI...

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

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[<http://www.sanantonio.gov/dsd/survey.asp>](http://www.sanantonio.gov/dsd/survey.asp)

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin - Development Services TIA Division
COPIES TO: File
SUBJECT: Canyon Crossing, MDP, Level 2 TIA, 2005TIA0946
DATE: September 27, 2005

The Development Services TIA Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Canyon Crossing (MDP). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located on the south side of U.S. Hwy 90, west of Cagnon Road in west Bexar County. Proposed to consist of 865 single-family residential, and 3.5 acres commercial uses, this development is estimated to generate 9,316 average daily trips, and 952 weekday PM peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Canyon Crossing, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the approved MDP and submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.

In addition, the TIA division has the following comment to be reviewed at platting:

- Cul-de-sacs greater than 500 feet in length require a 30-foot pavement width with a minimum 50-foot pavement radius with no island. (See the cul-de-sac in Unit-4 next to the park area).

It should be understood that the submitted TIA concurrent with the proposed Canyon Crossing is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:

A handwritten signature in black ink, appearing to read 'R. Chamberlin', is written over a horizontal line.

Richard W. Chamberlin, P.E.

Sr. Engineer

Traffic Impact Analysis & Streets

ID 2005TIA0946

TIA

Robert Lombrano

From: Marc Courchesne
Sent: Monday, June 27, 2005 9:25 AM
To: Robert Lombrano; Richard Chamberlin; Marc Courchesne; 'cfletcher@pape-dawson.com'
Subject: Canyon Crossing, MDP

In order to expedite the approval of this MDP, please provide the following:

- Line up Local B with cross street at Cagnon Road
- Right turn lane on Cagnon Road (400' storage, 100' taper)
- Deceleration and acceleration lanes on Hwy 90 at local B (per TxDOT)

Redlines are in the engineer pick up box.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

disapproved

TIA

Robert Lombrano

From: Marc Courchesne
Sent: Friday, May 13, 2005 3:37 PM
To: Robert Lombrano; Richard De La Cruz; Marc Courchesne; 'cfletcher@pape-dawson.com'
Subject: Canyon Crossing, MDP **DISAPPROVAL**

TIA recommends the disapproval of Canyon Crossing, MDP. In order to expedite the approval of this MDP, please provide the following:

- 2-more copies of Level 2 TIA
- \$800.00 review fee

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

ZONING

Robert Lombrano

From: Christopher Looney
Sent: Thursday, June 16, 2005 12:38 PM
To: 'cfletcher@pape-dawson.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera
Subject: Canyon Crossing MDP

Canyon Crossing MDP

Zoning: Outside of the City Limits

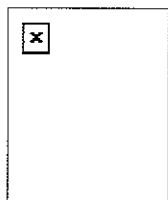
Approved with a condition that the City Limit line be illustrated on the map.

*Christopher Looney
Senior Planner
City of San Antonio, Development Services*

Robert Lombrano

TREE'S

From: Mark C. Bird
Sent: Tuesday, June 14, 2005 9:44 AM
To: 'cfletcher@pape-dawson.com'
Cc: Robert Lombrano; Michael Herrera; Joan Miller
Subject: Canyon Crossing MDP tree aprvl.doc



**CITY OF SAN
ANTONIO**

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 6/14/05

Subject: Master Development Plan CANYON CROSSING, A/P #1125626

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

1997 Tree Preservation ordinance

x Streetscape standards

x 2003 Tree Preservation ordinance

NO TREE PRESERVATION PLAN APPROVED FOR THIS MDP

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

6/14/2005

TREE'S

Robert Lombrano

From: Mark C. Bird
Sent: Monday, May 16, 2005 4:33 PM
To: 'cfletcher@pape-dawson.com'
Cc: Robert Lombrano; Michael Herrera; Debbie Reid
Subject: Canyon Crossing MDP tree disaprvl



Canyon Crossing
MDP tree disap...



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 5/16/05

Subject: Master Development Plan Canyon Crossing, A/P #1125626

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- X Master Tree Stand Delineation Plan with basic non-committal information
- X \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- X Square footage of project and of tree canopy area
- X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- ☐ Other _____

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

Parks

Robert Lombrano

From: Ismael Segovia
Sent: Friday, September 02, 2005 7:47 AM
To: 'cfletcher@pape-dawson.com'
Cc: Robert Lombrano; Michael Herrera
Subject: Corrected Canyon Crossing MDP

Importance: High



MDP Canyon
Crossing Memo.doc

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

APPROVED

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Canyon Crossing

DATE: September 1, 2005

I recommend approval of the Canyon Crossing Master Development Plan.

Canyon Crossing is a proposed subdivision of 869 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 12.4 acres. 13.1 acres have been set aside for Parks or Open Space.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

PARKS

Robert Lombrano

From: Ismael Segovia
Sent: Thursday, September 01, 2005 3:20 PM
To: 'cfletcher@pape-dawson.com'
Cc: Michael Herrera; Robert Lombrano
Subject: Canyon Crossing MDP



MDP Canyon
Crossing Memo.doc

DISAPPROVED

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Canyon Crossing

DATE: September 1, 2005

I do not recommend approval of the Canyon Crossing Master Development Plan.

Canyon Crossing is a proposed subdivision of 869 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 12.4 acres. 13.1 acres have been set aside for Parks or Open Space.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Robert Lombrano

PA RAK S

From: Chris Yanez

Sent: Friday, May 20, 2005 1:25 PM

To: 'cfletcher@pape-dawson.com'

Cc: Robert Lombrano; Michael Herrera

Subject: Canyon Crossing MDP

DENIED

Mr. Fletcher, please contact me if you have any questions. Thank you.

Chris Yanez
Architect Assistant
Parks and Recreation
Park Project Services
Phone: 210-207-4091
Fax: 210-207-2720



CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Chris Yanez, Acting Parks Planner, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Canyon Crossing

DATE: May 20, 2005

I do not recommend approval of the Canyon Crossing Master Development Plan.

Canyon Crossing is a proposed subdivision of 869 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 12.4 acres. 13.1 acres have been set aside for Parks or Open Space however, the 5.36 acre "Park Area" which lies along the southern portion of the development is inside a detention area and does not meet the requirements of UDC section 35-503(d)(3), specifically the 3:1 slope requirement and addressing of the 24 hour drainage design.

Chris Yanez
Acting Parks Planner
Parks and Recreation Department

PARKS

Robert Lombrano

From: Chris Yanez
Sent: Friday, May 20, 2005 1:25 PM
To: 'cfletcher@pape-dawson.com'
Cc: Robert Lombrano; Michael Herrera
Subject: Canyon Crossing MDP

DISAPPROVED

Mr. Fletcher, please contact me if you have any questions. Thank you.

Chris Yanez
Architect Assistant
Parks and Recreation
Park Project Services
Phone: 210-207-4091
Fax: 210-207-2720

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Chris Yanez, Acting Parks Planner, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Canyon Crossing

DATE: May 20, 2005

I do not recommend approval of the Canyon Crossing Master Development Plan.

Canyon Crossing is a proposed subdivision of 869 residential lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 12.4 acres. 13.1 acres have been set aside for Parks or Open Space however, the 5.36 acre "Park Area" which lies along the southern portion of the development is inside a detention area and does not meet the requirements of UDC section 35-503(d)(3), specifically the 3:1 slope requirement and addressing of the 24 hour drainage design.

Chris Yanez
Acting Parks Planner
Parks and Recreation Department

~~BEXAR~~ County

Robert Lombrano

From: tsang@bexar.org
Sent: Monday, November 21, 2005 4:05 PM
To: Robert Lombrano; Michael Herrera
Cc: RBrach@bexar.org
Subject: Canyon Crossing **Approval**

PLEASE SIGN
& DATE

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

MEMORANDUM

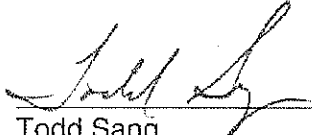
DATE: November 21, 2005
TO: Michael Herrera, Development Services MDP Division
FROM: Bexar County Infrastructure Services Department
SUBJECT: Canyon Crossing Subdivision

The Bexar County Infrastructure Services Department has reviewed the Canyon Crossing Master Development Plan located south of US 90 west of Cagnon Road. Consisting of 212.15 acres single-family and commercial mixed use, this development is estimated to generate 9,316 average daily trips. These trips will be distributed from US 90 via a collector roadway (Street B) which extends through the subdivision to a primary access onto Cagnon Road. Secondary access to Cagnon Road will be provided to the southeast portion of the development.

The following improvements will be provided by the developer prior to completion of the Canyon Crossing Subdivision:

- Provide southbound right-turn deceleration lane for the primary access on Cagnon Road at Street B.
- Provide deceleration and acceleration lanes for eastbound US 90 at Street B as per TxDOT standards.
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.


Todd Sang
Civil Engineer Assistant

Robert Lombrano

BEXAR County

From: tsang@bexar.org
Sent: Wednesday, October 05, 2005 12:25 PM
To: Robert Lombrano
Subject: RE: Canyon Crossing **Disapproval**

Robert,

I have received the updated MDP with a TIA. However, not all comments have been addressed.

- 1) The TIA has been submitted and my review is not complete
- 2) Comment # 2 has been addressed
- 3) Access to US 90 should be a collector. However, a local B may be acceptable due to the limited right-in right-out movement onto the frontage road.
- 4) Change note #8 to refer to the latest version of AASHTO. I would like the note to state clear vision must be in compliance with the Latest Version of AASHTO. (do not refer to a date)
- 5) Comment #5 has been addressed

Please let me know if you need anything else.

Todd Sang

Civil Engineer Assistant

Bexar County, Infrastructure Services Dept.

233 N. Pecos La Trinidad, Ste. 420

San Antonio, TX 78207

(210) 335-6649

-----Original Message-----

From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]

Sent: Wednesday, October 05, 2005 7:57 AM

To: tsang@bexar.org

Subject: RE: Canyon Crossing **Disapproval**

Todd,

Did you ever approve this MDP? They want to have a meeting with me to talk over my comments.

Yours and my comments are the only ones to be approved.

Thanks

Robert L. Lombrano

Planner II

Development Services Department

207-5014

rlombrano@sanantonio.gov

-----Original Message-----

From: tsang@bexar.org [mailto:tsang@bexar.org]

Sent: Tuesday, July 05, 2005 2:51 PM

To: Robert Lombrano; cfletcher@pape-dawson.com

Cc: Michael Herrera

Subject: Canyon Crossing **Disapproval**

10/05/2005

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

Robert Lombrano

BEXAR County

From: tsang@bexar.org
Sent: Tuesday, October 25, 2005 9:26 AM
To: Robert Lombrano; cfletcher@pape-dawson.com
Cc: Michael Herrera
Subject: RE: Canyon Crossing **Disapproval**

Please change Note #1:

- a) Not all internal streets are Local "B"
- b) Local "B" streets require 60 ft ROW with 40ft pavement

Note #1 may not be necessary because all streets are labeled on the MDP.
Otherwise, correct Note #1 to specify Local "A" and Local "B" appropriately.

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

Robert Lombrano

BEXAR County

From: tsang@bexar.org
Sent: Monday, October 10, 2005 4:48 PM
To: Robert Lombrano; cfletcher@pape-dawson.com
Cc: Michael Herrera
Subject: RE: Canyon Crossing **Disapproval**

Please modify note 8 to specify the "latest issue of AASHTO"

Example from UDC: Clear vision easement must be free of visual obstructions, e.g. structures, walls, fences, and vegetation, which are higher than three feet and lower than eight feet above the pavement as per the American Association of State Highway & Transportation Officials (AASHTO) Policy on Geometric Design of Highways and Streets, or latest revision thereof.

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

-----Original Message-----

From: Sang, Todd
Sent: Tuesday, July 05, 2005 2:51 PM
To: Robert Lombrano; 'cfletcher@pape-dawson.com'
Cc: Michael Herrera
Subject: Canyon Crossing **Disapproval**

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

10/11/2005

Robert Lombrano

BEXAR COUNTY

From: tsang@bexar.org
Sent: Tuesday, July 05, 2005 2:51 PM
To: Robert Lombrano; cfletcher@pape-dawson.com
Cc: Michael Herrera
Subject: Canyon Crossing **Disapproval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

TRANSMITTAL

To: City of San Antonio Planning Dept.

Date: December 15,
2005

Attn: Robert Lombrano

1901 S Alamo

San Antonio, TX 78204

Re: Canyon Crossing MDP

QUANTITY	DESCRIPTION
1	Original MDP
1	Mylar MDP 8 1/2 x 11
15	Bond Copies
1	Revised Application
	12-19-05 P02:52 RCVD

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS: _____

For "Plat Approval"

THANKS!

From: Kim Siragusa
For Craig Fletcher

Project No.: 6142-03

cc: _____

P:\6142\03\Word\Memos\050608-Plat Application Transmittals.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9030 | info@pape-dawson.com

TRANSMITTAL

1965-2005



To: City of San Antonio Planning Department

Date: October 26,
2005

Attn: Robert Lombrano
1901 South Alamo
San Antonio, TX 78204

Re: Canyon Crossing MDP

51
CITY SERVICES
2005 OCT 27

QUANTITY	DESCRIPTION
1	Revised MDP (for Master Plan Conformance)
1	Copy of Master Plan comments

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS: _____

From: Kim Siragusa
For: Craig Fletcher

Project No.: 6142-02

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

CANYON CROSSING

DATE: 10/10/05

SIGN IN MASTER DEVELOPMENT PLAN MEETING

NAME	ADDRESS/PHONE NO.
1. ROBERT LOMBERANO	207-5014
2. Craig Fletcher	375-9000
3. Steven Krauskopf	375-9000
4. Shon Merryman	" "
5. RICHARD CHAMBERLIN	207 5507
6.	
7.	
8.	
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23.	

Camp Bullis Rd. MTP
8/9/05
8/30/05 HARRY COLLINGS Michael ~~AVIETT~~ (DEBRA ~~HOMES~~)

WERNER
RANCH ADP

Canyon Crossing
TX Dot Comments
3 options for widening sheets?
units 5 & unit 6 can have local "B"

1B, 5, 6 Connectivity Questions

Robert Lombrano

MDP

From: Robert Lombrano
Sent: Tuesday, October 25, 2005 9:13 AM
To: 'cfletcher@pape-dawson.com'
Cc: Robert Lombrano
Subject: Canyon Crossing MDP #857

Craig,

Master Development Plan: Disapproved

- 1. Label Project Limits**
- 2. The Phasing for units 1A and 1B in the MDP is different from that on the plats, # 050413 and # 050414, please correct either the MDP or the Plats and resubmit.**
- 3. Correct the Density and the Lot totals on the application and resubmit.**

Thanks

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

Kim Siragusa @PD

From: Craig Fletcher @PD [cfletcher@pape-dawson.com]
Sent: Tuesday, October 25, 2005 9:25 AM
To: ksiragusa@pape-dawson.com
Subject: FW: Canyon Crossing MDP #857

-----Original Message-----

From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]
Sent: Tuesday, October 25, 2005 9:13 AM
To: cfletcher@pape-dawson.com
Cc: Robert Lombrano
Subject: Canyon Crossing MDP #857

Craig,

Master Development Plan: Disapproved

- 1. Label Project Limits**
- 2. The Phasing for units 1A and 1B in the MDP is different from that on the plats, # 050413 and # 050414, please correct either the MDP or the Plats and resubmit.**
- 3. Correct the Density and the Lot totals on the application and resubmit.**

Thanks

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

DEV. SERVICES

2005 OCT 27 A 7:51

Robert Lombrano

From: Robert Lombrano
Sent: Friday, June 17, 2005 3:27 PM
To: 'cflectcher@pape-dawson.com'
Cc: Robert Lombrano
Subject: Canyon Crossing MDP

Mr. Fletcher

Major Thoroughfare Plan: Approved

Master Development Plan: Disapproved

1. Provide TxDot letter / Place TxDot Note on the Plans.

2. Collector street should be 70' all the way.

3. As per the sequence of work, Unit 1B requires Secondary Access, as per UDC 35-506 (e)(7). The unit has 172 units.

4. As per the sequence of work, Unit 5 requires Secondary Access, as per UDC 35-506 (e)(7). The unit has 131 units.

5. Local "B" streets may be required around all Parks and Amenities as required by TIA.

6. Show the location of all Entrances existing and proposed to adjacent Roadway. 35-506(c)(1)

7. The note: Cagnon Road Detention Facility, Should be Taken off and Bexar County be shown in its place. Please verify.

8. Place Note on plans: "Flood Plain shall be platted with Unit-1B, 3, 5."

9. Show the densities. 35-B101(c)F(11)

Redline will be in the engineers box.

Thank you

Robert L. Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

Inbox protected with Spam Blocker Utility.
[Click here](#) to get the ad-free version.

6/17/2005

Robert Lombrano

Historic

From: Kay Hindes
Sent: Monday, June 27, 2005 9:48 AM
To: Michael Herrera
Cc: Robert Lombrano; 'cfletcher@pape-dawson.com'
Subject: Canyon Crossing MDP

Importance: High

**PLEASE SIGN
& DATE**

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

If you have any questions or need additional information please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes



Canyon Crossing
MDP.doc

CITY OF SAN ANTONIO PLANNING DEPARTMENT

Interdepartmental Correspondence

To: Michael O. Herrera

From: Kay Hindes, Planner II/Archaeologist, Planning Department

Copy: Historic Preservation Office Files

Subject: Canyon Crossing MDP

Date: 6-27-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, site 41BX704, an Early to Middle Archaic site, has been identified adjacent to the project area. Additionally, the project area borders Potranco Creek, an area known to contain both prehistoric and historic archaeological sites. We believe there is a **probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3288548

AMT ENCLOSED _____

AMOUNT DUE 500.00
INVOICE DATE 5/9/2005
DUE DATE 5/09/2005

50-05-5574
JTM HOUSTING, LTD
19221 I-45 SOUTH, STE 320
CONROE, TEXAS 77385

MDP - 857

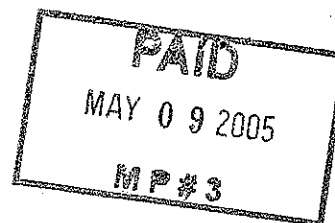
PHONE: (000) 000-0000

CANYON CROSSING MDP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
5/9/2005	3288548	50-05-5574	5/09/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	05/09/2005		CK#6992	
END	05/09/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey, San Antonio, Texas 78216
Accounts Payable

1965-2005



40 YEARS OF
EXCELLENCE

FROST NATIONAL BANK
SAN ANTONIO, TEXAS

054407

CHECK DATE

6-May-2005

PAY Two Hundred Sixty Five and 00/100 Dollars

TO City of San Antonio

AMOUNT \$265.00

PAPE-DAWSON ENGINEERS, INC.

⑈054407⑈ ⑆114000093⑆

29 3997995⑈

Vendor **The City of San Antonio**Date **4/27/2005**Check **006992**

Invoice	Invoice Date	PO #	Job	Description	Inv Amount	Discounts	Net Pay
04/27/05	4/27/2005		SAP Tract 99 L&D	master plan fees	500.00	0.00	\$500.00

DEV. SERVICES
2005 MAY -9 A 10:07

6992

JTM HOUSING, LTD.
19221 F-45 SOUTH, SUITE 320
CONROE, TX 77385

OMNIBANK, N.A.
HOUSTON, TEXAS 77221
35-103-1130

Apr 27, 2005

\$500.00

DATE

AMOUNT

Five Hundred and 00/100

Dollars

PAY
TO THE
ORDER
OF

The City of San Antonio

⑈006992⑈ ⑆113001035⑆ ⑈1400085720⑈

Details on back
Security Features included

JTM HOUSING, LTD.

Vendor **The City of San Antonio**Date **4/27/2005**Check **006992**

6992

Invoice	Invoice Date	PO #	Job	Description	Inv Amount	Discounts	Net Pay
04/27/05	4/27/2005		SAP Tract 99 L&D	master plan fees	500.00	0.00	\$500.00